



11 Ashton Crescent,
Nailsea,
North Somerset



11 Ashton Crescent, Nailsea, North Somerset BS48 2JR

£369,950 - Freehold

A particularly spacious 3 bedroom semi detached bungalow of very deceptive design offering a generous kitchen diner, a very appealing living room with an open outlook, 3 comfortable bedrooms and roomy wet room style shower room. The bungalow occupies an attractive position away from any through traffic in a sought after crescent within easy reach of the town centre amenities.

The bungalow has been extensively improved with an extension to the side that has added significantly to the space available.

The entrance porch opens to the hall that leads to the living room and an excellent kitchen diner. Unlike many bungalows in this part of Nailsea the bedrooms and bathroom (shower room) are also arranged off the hall rather than off the living room creating an improved layout.

The living room and principal bedroom enjoy a more open outlook across this broad crescent to the front while the remaining two bedrooms and the kitchen overlook the level rear garden.

The fitted kitchen diner provides plenty of dining space and a good range of fitted cupboards, extensive work surfaces and built in eye level oven grill and inset hob with a chimney hood above.

While the outlook from the kitchen is to the rear garden a door opens to the patio as well.

A further improvement to the bungalow that will surely suit many prospective buyers will be the adaptation of the bathroom to a wet room shower room.



Outside:

The bungalow stands nicely back from Ashton Crescent with a tarmac drive leading to a pillared gateway that opens to an area of block paved drive.

The garden at the front is bounded by a low wall with lawn and shaped borders.

The setting is level and to the rear a paved patio area adjoins the back of the bungalow and leads in turn to the lawn with a series of established shrubs and bushes. A timber garden shed stands at the bottom of the garden and the boundaries are well defined with timber panel fencing.

Services & Outgoings:

Mains water, gas, electricity and drainage are connected. Telephone and broadband are available including super-fast broadband and Cable broadband services with download speeds of 1Gb or higher. Gas fired central heating through radiators. Council Tax Band D.

Energy Performance:

The bungalow has been assessed at band D-61 for energy performance. The full energy performance certificate is available on request on email.

Tenure:

Freehold and free.

Viewing:

By appointment with **HENSONS**: Tel: 01275 810030

The Town:

Still known affectionately by many as 'the village,' Nailsea is the smallest of the four North Somerset towns but the most conveniently placed for Bristol at just 8 miles from the city.



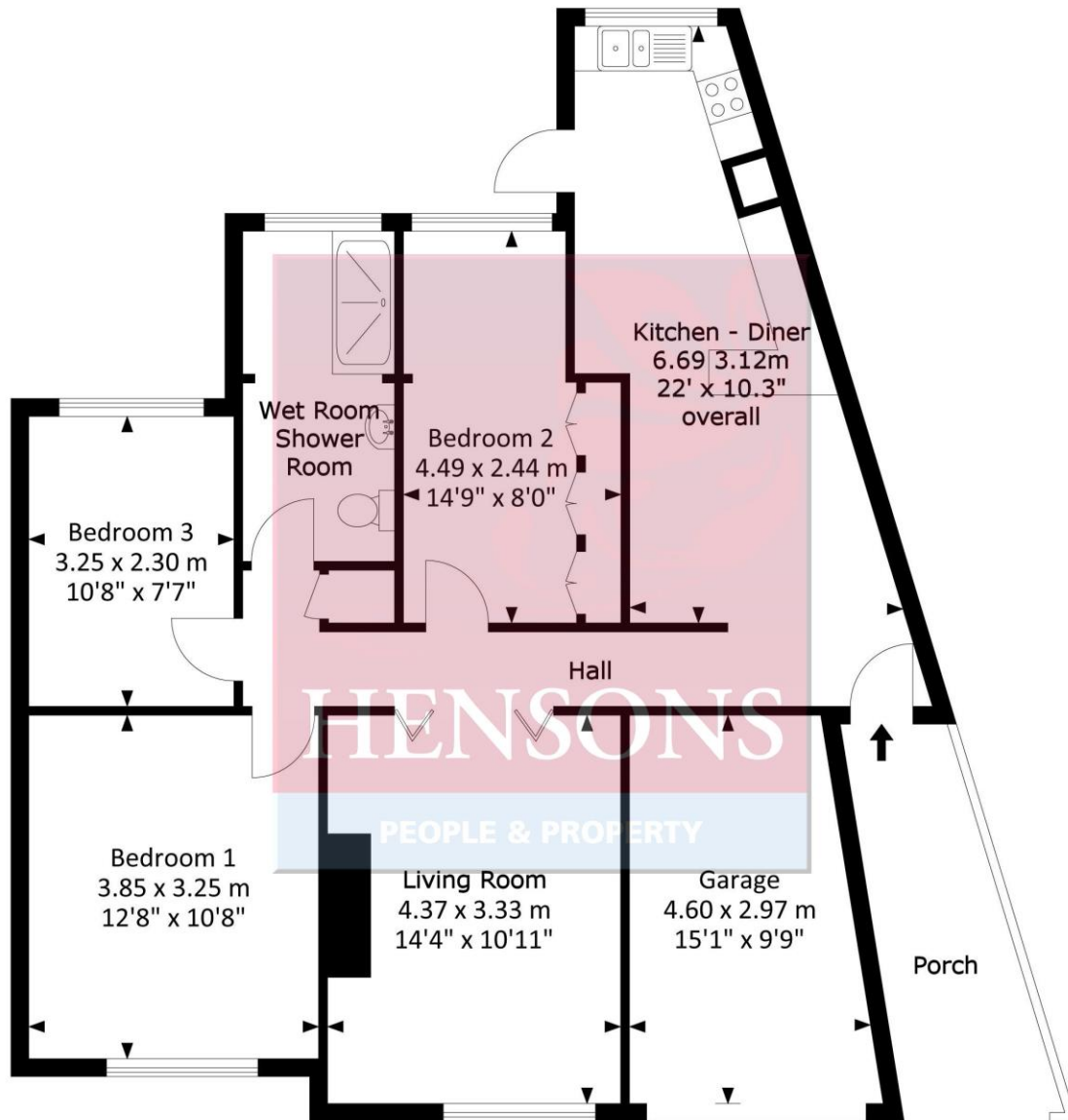
A wide range of amenities are available in the town centre which is barely more than a 5 minute walk from the property, and these include large Tesco and Waitrose supermarkets.

There are Doctors and Dental surgeries, a pedestrianised shopping centre with nationally known and smaller independent retailers. There is a monthly farmers market and there are good cafes and restaurants and a leisure centre with a gym.

Nearby Mizzymead Recreation Centre and Club with its tennis courts and bowling green that adjoin the bungalow is a real asset. Facilities include outdoor bowls, indoor bowls, tennis, snooker, a bridge club and a members lounge.

Though well placed for the commuter, Nailsea is surrounded by pretty North Somerset countryside but with easy access to other major centres in the area and access to the Sustrans national cycle network with a good route to Bristol and other destinations. Junctions 19 and 20 of the M5 are less than 6 miles giving easy access to the country's motorway network and a main line rail connection is available at Nailsea and Backwell Station.





The open outlook to the front

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